

HUNTERS[®]

HERE TO GET *you* THERE



7 Broad Oak Way

Stevenage, SG2 8QL

Offers In Excess Of £335,000



Council Tax: C

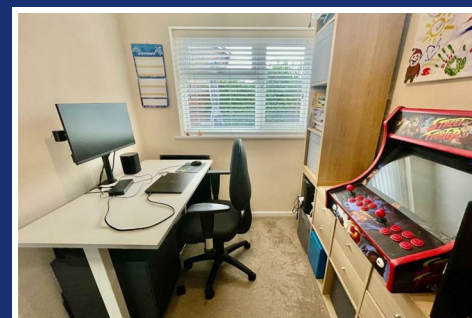


Welcome to this charming property located on Broad Oak Way. This end terrace house boasts a delightful double storey extension, providing ample space for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property features two double bedrooms which could easily be converted into three if required.

One of the standout features of this property is the parking space for three vehicles, including a garage and driveway. No more worrying about where to park when you have guests over!

The bi-folding doors add a touch of elegance and seamlessly connect the interior living space to the outdoors. Imagine enjoying a cup of tea in your south-facing garden, beautifully landscaped to create a peaceful retreat right at your doorstep.



Accommodation Comprises

Gated front access with pathway and lawned area. Front door leading to reception hallway.

Reception Hallway

Stairs to first floor with storage space under. Doors leading to Kitchen and Lounge/Diner.

Lounge/Diner

18'8 x 15'8 (5.69m x 4.78m)

A spacious room with skylight window, bi-folding doors leading out to the rear garden, York stone fireplace to one wall, door leading to study.

Study

Window to rear.

Kitchen

15'2 x 7'3 (4.62m x 2.21m)

Fitted with an extensive range of modern high gloss wall and base units with complimentary worktops incorporating a one and half sink unit, space for cooker with extractor hood over, fridge/freezer, dishwasher. Serving hatch, window to front, door to side, door leading into utility room.

Utility Room

5'10 x 5'3 (1.78m x 1.60m)

Space for washing machine and tumble dryer, base units with worktop over, meter cupboard, door leading to w/c.

Cloakroom

Low level w/c, wash hand basin.

First Floor Landing

Window to front, cupboard housing the hot water tank.

Bedroom One

18'10 x 12'1 (5.74m x 3.68m)

A good size double aspect master bedroom which could easily be refigured into two bedrooms if required. Windows to side and rear. Radiator.

Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Window to rear, storage cupboard, fitted mirror fronted wardrobes to one wall. Radiator.

Family Bathroom

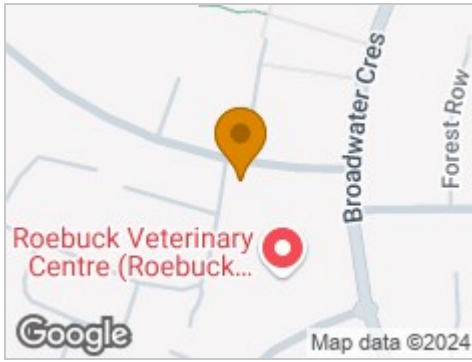
Tiled walls, window to side, white suite comprising panelled bath with power shower and screen, vanity wash hand basin, low level w/c, radiator.

Outside

The property has a pleasant south facing rear garden which is beautifully landscaped with porcelain tiled patio entertaining area and pathway, raised sleeper flower beds, artificial lawned area. Outside storage/lean to. Door leading to a private garage which has power and light connected. Gated access leading to a private driveway giving off road parking.



Road Map



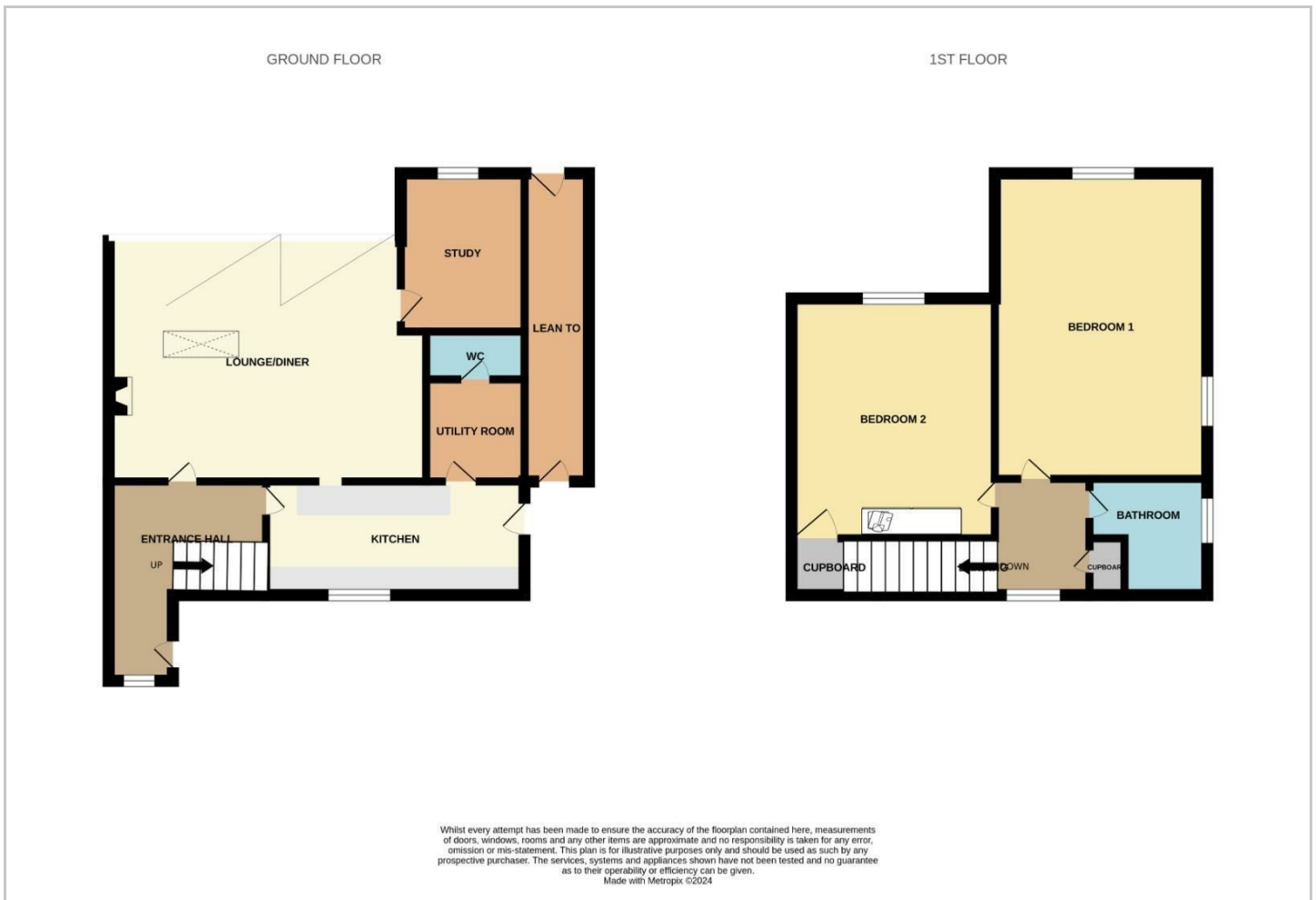
Hybrid Map



Terrain Map



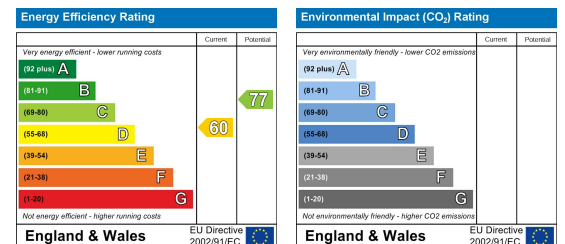
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.